



Town of Arlington, Massachusetts
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Minutes 2-1-2012

Thompson School Building Committee Meeting

Wednesday, February 1, 2012,
Superintendent's Office - AHS – 6th Floor
6:00 pm

Present:

Kathleen Bodie, Superintendent, Chair
John Cole, TSBC, PTBC
Sheri Donovan, Thompson School Principal
Tobey Jackson, TSBC, Parent Rep (@6:15)
Diane Johnson, APS CFO
Domenic Lanzillotti, Town of Arlington, Purchasing Officer
Mark Miano, Facilities Manager
Bill Shea, TSBC, PTBC
Jeff Thielman, TSBC, SC Rep (@6:40)

Attendees:

Kevin Nigro, Brian DePhilippis, PMA Consultants,
Lori Cowles, HMFH Architects

Call to order at 6:05

Demolition Update

Brian DePhilippis reported that the building is completely down and the site is flat.

The Thompson site is currently enclosed by a silt fence. PMA Consultants recommends keeping the fence, but pointed out that it will cost approximately \$2400.00 per month. The Committee discussed the pros and cons of keeping the fence; Supt. Bodie will consult with Town Counsel, Juliana Rice, on liability issues', barring none, the Committee is in favor of removing the fence.

On a motion by Bill Shea second by Diane Johnson it was

Voted to remove the fence unless there is compelling evidence to the contrary. 8-1 vote (Tobey Jackson with a no vote)

Construction Documents Update

Lori Cowles updated the Committee on the following:

- The subcommittee met (Mark Miano, Suzanne Robinson, Bill Shea and HMFH engineers) regarding the CHPS scorecard, the project currently has 56 points, CHPS requires 50 points.
- Lori Cowles (HMFH) and Sheri Donovan (Principal, Thompson School) met to discuss and resolve technology issues.
- Lori met with the Commissioning Agent (paid by MSBA).
- Dave Good (CTO) will contact HMFH concerning technology needs.
- HMFH provided a site lighting report (as requested by Tony Lionetta).

MSBA Update

- Kevin Nigro informed the Committee that the total budget is on target.
- MSBA will provide the architectural review to PMA Consultants by weeks end.
- Kevin Nigro will request to meet with MSBA to discuss a budget revision due to the savings realized from the demolition process.

Prequalification Process Update

Brian DePhilippis reported that the prequalification subcommittee met and reviewed the general and filed sub-bidder process. The committee reviewed 127 sub-bidder firms, out of the 127, 12 firms were excluded
8 out of 12 general contractors were approved

One firm is expected to protest the disqualification, the Attorney General's office allows 14 days for rebuttal.

PMA will have the Prequalification Final Report with the scoring sheets on file.

Letters will be sent notifying firms of their qualified or disqualified status.

Approval of Invoices

On a motion by Diane Johnson second by Domenic Lanzillotti it was unanimously

Voted to approve the MEA proposal to upgrade the Existing Conditions Plan at the Thompson School site.

On a motion by John Cole second by Domenic Lanzillotti it was unanimously

Voted to approve Martinage Engineering Associates, Inc invoice 8271 for the completion of a topographic survey update for the Thompson School site in the amount of \$4,500.00.

On a motion by Jeff Thielman second by Domenic Lanzillotti it was unanimously

Voted to approve the Arlington Fire Department invoice #27 dated January 25, 2012 in the amount of \$6,439.42 for staff oversight and the hydrant fee at the Thompson School demolition site.

On a motion by Diane Johnson second by Domenic Lanzillotti it was unanimously

Voted to approve PMA Consultants invoice 03383-27 dated January 9, 2012 in the amount of \$9,300.00 for professional services December 1-31, 2011.

On a motion by John Cole second by Bill Shea it was unanimously

Voted to approve HMFH Architects, Inc. invoice 997043 dated December 16, 2011 in the amount of \$122,100 for professional services rendered November 1-30, 2011.

On a motion by Diane Johnson second by Bill Shea it was unanimously

Voted to approve HMFH Architects, Inc. invoice 997088 dated January 17, 2012 in the amount of \$122,100 for professional services rendered December 1-31, 2011.

On a motion by John Cole second by Domenic Lanzillotti it was unanimously

Voted to approve the agreement with Roome & Guerraccino to perform an Independent Structural Peer Review of the new construction planned for the Thompson Elementary School in the amount of \$2,500.00.

On a motion by Diane Johnson second by Mark Miano it was unanimously

Voted to approve Waste Management invoice 1428036-0209-3 on the original invoice amount of \$1,244.99 only (no payment of late charges).

On a motion by Bill Shea second by Diane Johnson it was unanimously

Voted to approve the application and certificate for payment from SMI in the amount of \$108,281.71.

On a motion by Domenic Lanzillotti second by Diane Johnson it was voted to approve SMI change order #3 demolition contract dated January 27, 2012 in the amount of total credit of \$27,565.00 minus \$600.00 in light fixtures, end credit of \$26,965.

The Committee discussed and recommended authorizing Superintendent Bodie to approve vendor invoices received from now until the meeting on April 4th in order to prevent delay of payment to vendors.

On a motion by Domenic Lanzillotti second by Mark Miano it was unanimously

Voted to authorize Superintendent Bodie to approve any invoices for payment relevant to the Thompson School Rebuild Project effective February 2nd through April 4, 2012.

Approval of Minutes

On a motion by Jeff Thielman second by Dominic Lanzillotti it was

Voted to approve the meeting minutes of January 11, 2012 as amended. (Abstention by John Cole and Diane Johnson).

New Business

Jeff Thielman brought to the Committee's attention concerns he has received by the Thompson Community questioning the esthetics of the building material for the new building and the reasons the Committee did not vote for brick construction on the project. The Committee responded that the cost of brick construction was prohibitive with an estimated cost of \$600,000, and assured Mr. Thielman that the material chosen would indeed be esthetically pleasing. The Committee agreed to provide a sample display of the material that will be used for construction as well as a rendering of the Thompson School. These will be available for the public to view at the Town Purchasers Office at the Town Hall Annex, second floor.

- Warrant Article - Supt. Bodie will follow up with Town Counsel on placement of the warrant article by the TSBC requesting supplemental funds if needed.
- Town Meeting - The Committee agreed that TM should receive an update on the Thompson Rebuild Project, Supt. Bodie will report out on the project under the schools' presentation at Town Meeting.
- PMA, Kevin Nigro and John Cole will meet to discuss the Clerks of the Works.
- Lori, (HMFH) suggested creating a subcommittee to choose colors.
- The Committee will be notified once a contractor is chosen.
- The next TSBC meeting will take place on Wednesday, April 4th at 6:00 pm.

The meeting adjourned @ 7:30 pm

Submitted by
Karen Tassone
Recording Secretary